



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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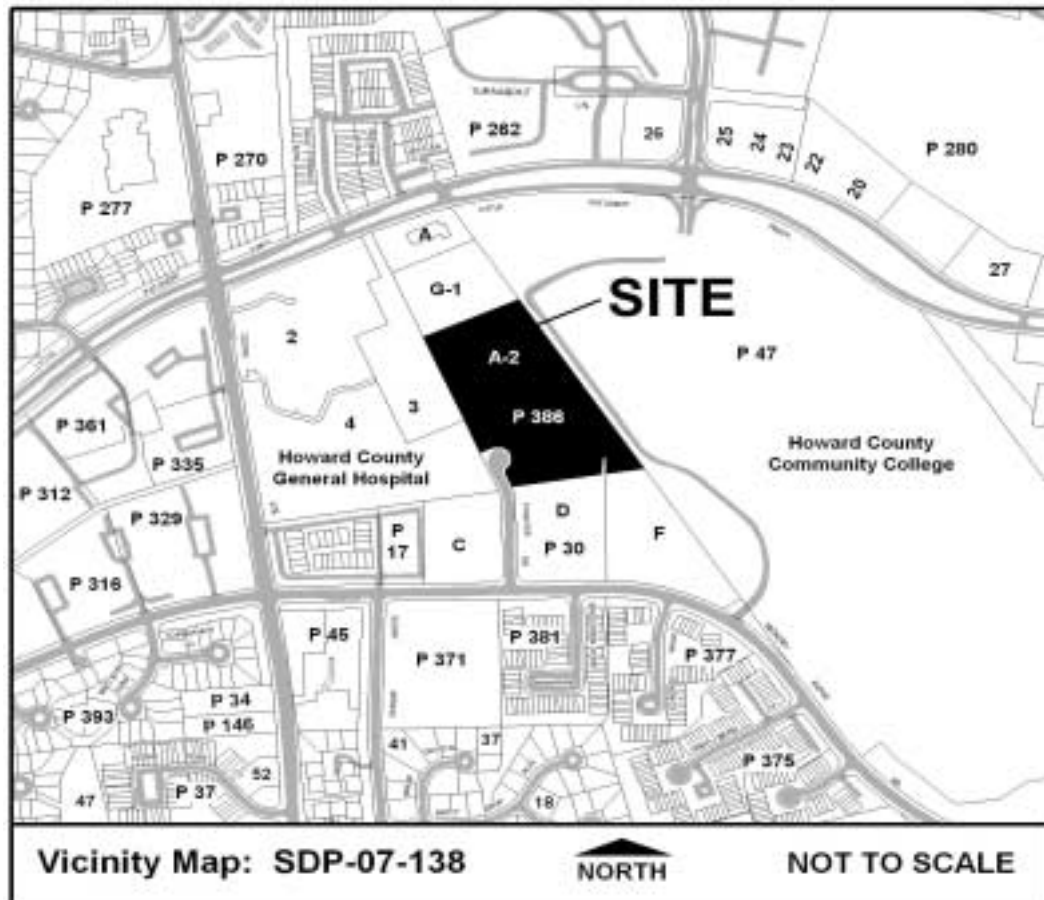
TECHNICAL STAFF REPORT
THE MEDICAL PAVILION AT HOWARD COUNTY
Planning Board Meeting of November 15, 2007

File No./Petitioner: SDP-07-138, 10 Acres Investments, c/o MacKenzie, Cushman and Wakefield Alliance, Commercial Real Estate Service, LLC

Project Name: The Medical Pavilion at Howard County, Columbia Town Center, Section 8, Area 4, Parcel "A-2"

Request: The request is for approval of a "Fast Track" site development plan (SDP) for the construction of a four-story medical office building with a lower garden level and associated site improvements in accordance with Final Development Plan (FDP), Phase 177-A-I. The subject property contains approximately 10.04 acres of land and is zoned "New Town - Employment Center Commercial".

Location: The subject property, Parcel "A-2" is located at the northern terminus of Charter Drive, east of Cedar Lane and south of Little Patuxent Parkway, identified as Parcel No. 386 on Tax Map 35 and Grid No. 5 in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

This site is located in the Columbia Town Center and is surrounded by the following:

North Side - To the north are Parcels "A" and "G-1", improved with existing medical office buildings, zoned "NT-Employment Center Commercial" and further north is Little Patuxent Parkway.

East Side - To the east is Parcel 47, zoned "POR" (Planned Office Research), improved with the existing Howard County Community College Campus.

South Side - To the south are Parcels "D" and "F", improved with two office buildings, zoned "NT-Employment Center Commercial" and further south is Hickory Ridge Road.

West Side - To the west is Parcel 276, Lots 3 and 4, zoned "POR", improved with the existing Howard County General Hospital facility and further west is Cedar Lane.

Site History:

- **FDP-177**, Final Development Plan and Criteria for the subject property was recorded on December 6, 1979.
- **FDP-177-A**, Amended FDP for the subject property was recorded on May 8, 1981 (revised to modify development criteria to allow 9' by 60' span modules for parking garages).
- **FDP-177-A-1**, Amended FDP for the subject property was recorded on October 15, 1982 (revised to provide public road frontage for Parcels "A" and "G", and to eliminate one potential gasoline station site).
- **F-83-12**, Final Plan to establish Parcels "A" and "G" was recorded on October 29, 1982.
- **F-85-34**, Final Plan to establish Parcels "A-1", "G-1" And "G-2" was recorded on December 10, 1984.
- **F-08-53**, Final Plan to merge existing Parcels "A-1" and "G-2" into new Parcel "A-2" received technically complete from the SRC on October 25, 2007.
- **WP-07-120**, A Waiver Petition from the Howard County Subdivision and Land Development Regulations requiring a site development plan was approved on June 7, 2007 to allow for the mass grading of the subject property.

Site Analysis:

Site Improvements - The proposed medical office building is a four-story 67' high structure with a lower garden level and is being processed as a "Fast Track" project by the County. The size of the building is approximately 189' x 296' with a gross floor area of 163,814 square feet. The proposed parking lot contains a total of 819 parking spaces.

Vehicular Access - This site is provided access from Charter Drive by two driveway entrances.

Storm Water Management (SWM) - Storm water management for this project is provided by on-site underground facilities as part of this SDP.

Environmental Considerations - There are no wetlands, streams or 100 year flood plain areas located within the subject property.

Landscaping - The Landscape Plan for this project complies with the New Town alternative compliance provision of the Howard County Landscape Manual. The proposed site landscaping meets or exceeds the perimeter landscaping requirements of the Landscape Manual. The developer received approval of the Landscape Plan from the Howard Research and Development Corporation Architectural Review Committee on October 11, 2007.

Forest Conservation - This site is exempt from the Forest Conservation Ordinance in accordance with Section 16.1202(b)(1)(iv) of the Howard County Code, because it is part of a Planned Unit Development (New Town) which had Preliminary Development Plan approval and was substantially developed prior to December 31, 1992.

Adequate Public Facilities - An updated APFO roads test was submitted and approved for this project by the DPZ, Development Engineering Division on October 31, 2007.

FDP Development Criteria Requirements - This SDP is in compliance with all applicable requirements of FDP-177-A-I, except for the parking setback requirement as follows:

■ **Setback Requirements (Criteria Item 6):**

Required - A 30' structure setback is required from any public street right-of-way and a 10' setback is required for parking areas from any property line or as approved on the site development plan by the Planning Board.

Provided - The proposed office building complies with the required 30' structure setback. However, a portion of the proposed parking lot spaces do not comply with the 10' setback requirement and must be approved on this SDP by the Planning Board. The affected parking spaces are located along the northern property boundary which are 5' from the property line and the parking spaces that are located across the common property line with adjoining Parcels "D" and "F" located at the southeast corner of the site. There is a "Deed and Agreement of Easement" recorded under Liber 1059, Folio 787 which authorizes the subject property to use the portions of Parcels "D" and "F" located within the boundary of Parcel "A-2" for parking, utility easements, grading and other similar uses. The parking spaces that are located within the 10' setback along the northern boundary are proposed immediately adjacent to an existing parking lot for medical offices located on adjoining Parcel "G-1".

■ **Permitted Land Uses (Criteria Item 7):**

The proposed medical office building is a permitted land use in the "New Town- Employment Center Commercial" zoning district.

■ **Height Requirement (Criteria Item 8):**

No height limitation is imposed upon structures constructed within this property, provided improvements are constructed in accordance with a site development plan approved by the Planning Board. The proposed 4-story office building will be 67 feet high.

■ **Parking Requirements (Criteria Item 9):**

FDP-177-A-I and Section 133.D of the Howard County Zoning Regulations require 5 parking spaces for each 1,000 square feet of medical office floor area. The total parking space requirement for this project is 819 spaces based on 163,814 square feet of floor area. This SDP is providing a total of 819 parking spaces.

■ **Lot Coverage (Criteria Item 12):**

There is no lot coverage requirement imposed for this site, except in accordance with a site development plan approved by the Planning Board. The proposed building coverage for this project is 8.6 %.

SRC Action:

On November 1, 2007, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

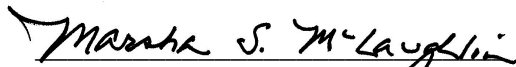
Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-07-138.

11/01/07

Date


Marsha S. McLaughlin, Director
Department of Planning and Zoning